

**MANSFIELD DOWNTOWN PARTNERSHIP  
BOARD OF DIRECTORS  
Thursday, March 7, 2013  
Mansfield Public Library  
Buchanan Auditorium**

**4:00 PM**

**MINUTES**

Present: Steve Bacon, Harry Birkenruth, Carl D'Oleo-Lundgren, Matt Hart, Dennis Heffley, George Jones, Philip Lodewick, Paul McCarthy, Frank McNabb, Toni Moran, Betsy Paterson, Chris Paulhus, Alex Roe, Kristin Schwab, Bill Simpson,

Staff: Cynthia van Zelm

**1. Call to Order**

Board President Philip Lodewick called the meeting to order at 4:00 pm.

**2. Opportunity for Public to Comment**

There was no public comment.

**3. Approval of Minutes of February 7, 2013**

Toni Moran made a motion to approve the minutes of February 7, 2013. Betsy Paterson seconded the motion. The motion was approved.

**4. Update on UConn Tech Park – Mary Holz-Clause, University of Connecticut Vice President for Economic Development**

Mary Holz-Clause, UConn's Vice President for Economic Development, conducted a Power Point presentation on the UConn Tech Park. She noted that she looks forward to partnering with the Partnership on this new venture for UConn.

Dr. Holz-Clause said the goal of the Tech Park is to spur innovation, creativity and economic development. The plan is to help companies start up and then move on to manufacturing or industrial areas.

She said the location of the Tech Park is important at the Storrs campus as industry want to come here because of the pipeline of talented people at UConn. The Tech Park needs to be close by to the UConn faculty so that collaboration can be seamless. A company must have an affiliation with UConn to be part of the Tech Park.

The plan is to include 900,000 square feet in the Tech Park area with the first Innovation building to take 125,000 square feet. The first building will likely focus on aerospace and computer hardware. Life science will also be a big part of the Tech Park including genomics innovations.

Dr. Holz-Clause said that General Electric has provided a gift to UConn to focus on professorships and fellowships for graduate students.

Alex Roe updated the Board on the planning for the Tech Park. She said the architectural firm of Skidmore Owings & Merrill was hired to prepare the design of the Tech Park.

Ms. Roe said the goal is to go out to bid on the road connecting the Tech Park to Route 44 in the next few months. However, this road is not needed to open the first building.

She said the UConn team met with industry to ascertain their needs for the Tech Park. The focus is on additive manufacturing in the first building.

Ms. Roe showed some interior renderings and also an outdoor courtyard. She said there is adequate water supply for the first building.

Matt Hart asked how to respond to the question of why the Tech Park could not be located in a different location closer to required infrastructure. Dr. Holz-Clause and Ms. Roe said the proximity to the main campus is very important to access the faculty and graduate students.

Toni Moran asked about the impact of the Tech Park on housing and the schools in Mansfield. Dr. Holz-Clause said there is planned to be 150 staff at the Tech Park at the start so she did not think the initial hiring would have a significant impact. She said that some people will be here for a few days to a month and it will be important to provide them with a place to stay.

Ms. Moran asked if Dr. Holz-Clause knows the general age of employees at the Tech Park. Dr. Holz-Clause said she would look into this question.

Cynthia van Zelm asked how the Partnership can help. Dr. Holz-Clause said it will be important to receive information on Storrs Center to use in marketing and communicating about the Tech Park.

Mr. Lodewick thanked Dr. Holz-Clause for her presentation.

## **5. Executive Director Report and Evaluation**

Mr. Lodewick asked that Board members return the yearly evaluation of Executive Director Cynthia van Zelm's performance by March 20. Ms. van Zelm said she will prepare a self-evaluation for Board members.

Ms. van Zelm handed out Festival on the Green Save the Date postcards and the final Partnership Three-Year Strategic Plan. She said she will be working with the Executive Committee on follow-up to implement the Strategic Plan.

## **6. Storrs Center Update and Action Items**

Ms. van Zelm said the Partnership had received back six proposal for design of the Town Square. An interview panel has been set up including Board members Steve Bacon and Kristin Schwab. The goal is for design to start in March with construction in the fall.

Ms. van Zelm said that WJ Mountford from South Windsor has been selected to construct the Nash-Zimmer Transportation Center with completion scheduled in October.

Ms. van Zelm said the zoning permit application process has started for approval of the Phase 4 site (grocery store and 5,000 square foot building) and T3-3 mixed use building. A Partnership public hearing is scheduled for April 3 at 7 pm.

Ms. van Zelm said the residential leasing is going well per The Oaks on the Square. She said Leyland will hold focus groups on April 16 and 17 to ascertain interest and ideas about the for-sale housing. Leyland is also looking at product design as well.

Ms. van Zelm said she is also working on getting the word out on the positive economics of Storrs Center thus far. An update was included in the Partnership's monthly update. Matt Hart said he plans to include similar information in a Town newsletter. Bill Simpson suggested distributing information about the economics in the Chamber of Commerce newsletter. Kristin Schwab asked when the 7 year tax abatement for Leyland/EdR starts. Mr. Hart said it starts next year for Phase 1A and the following year for Phase 1B. He confirmed that the abatement is only for these phases.

## **7. Four Corners Sewer and Water Advisory Committee Update and Discussion of Partnership position on Committee**

Ms. van Zelm referred to her memo to the Board and said that the Partnership position on the Four Corners Sewer and Water Advisory Committee has been vacant since Phil Spak resigned from the Committee a few years ago. The Town's Committee on Committees has asked that a Partnership representative be appointed. As a member of the Committee on Committees, Ms. Moran said that she thinks it is important that the Partnership member be someone other than an elected official or staff. Mr. Lodewick agreed that representation by the Partnership on the committee is important. Ms. van Zelm will reach out to Partnership committee members to see if anyone is interested in serving.

## **8. Report from Committees**

### Advertising and Promotion

Ms. Schwab said the Committee met last month and welcomed Cara Workman and Barry Schreier to the Committee. She said the Committee spent some time at the last meeting, discussing the Committee's role. The Committee will continue this discussion vis a vis the Partnership's Strategic Plan at its next meeting.

### Business Development and Retention

In Chair Steve Rogers absence, Ms. van Zelm said the Committee had not met last month.

### Executive Committee

Steve Bacon said the Executive Committee had met in Executive Session at its last meeting.

### Festival on the Green

Ms. Paterson said the Committee had just started to meet and was working on securing music early.

### Finance and Administration

Harry Birkenruth said the Committee approved the last two relocation claims for Skora's Barber Shop and Body Language. He said the expenses for relocation will come in under budget both from the original estimate in 2005 and more recent estimates. He said that 70 percent of the businesses that were affected by relocation were able to stay in Mansfield. He reiterated that Leyland pays half of the relocation, the Town the other half.

Mr. Birkenruth said the revised Partnership budget will be considered at the March Finance and Administration Committee meeting and for the Board at its April meeting.

### Membership Development

Frank McNabb said Partnership and Committee members staffed tables at Gampel and Jorgensen.

He said that 225 members had renewed thus far for a total of \$11,400. A third renewal letter will go out in April.

### Nominating

Mr. Lodewick said the Nominating Committee met before the Board meeting and are working to nominate two Board members to replace Ms. Schwab and Mr. McNabb. The new members would be voted on by the full membership at the Annual Meeting. Committee chairs for the Advertising and Promotion, and Membership Development Committees need to be appointed as well.

Mr. Lodewick said the Annual Meeting is scheduled for June 20. He is working on an idea for a speaker.

#### Planning and Design

Mr. Bacon said the Committee met with representatives from LeylandAlliance and Price Chopper to review the plans for Price Chopper, the 5,000 square foot commercial building, and the TS-3 mixed-use building.

Mr. Bacon said the Committee was generally pleased with the Price Chopper design.

He said the TS-3 building would have 92 apartments and 8 of them would include dining areas.

Mr. Bacon said the consensus of the Committee was that the plans meet the Storrs Center Special Design District regulations pending a review of colors and materials.

Mr. Bacon said he would like to have seen more done with the interior design of the apartments to appeal to a wide audience. The Board discussed this and agreed that Mr. Lodewick will speak to Leyland and EdR to provide a follow-up presentation on the layout of the apartments.

## **9. Adjourn**

Mr. Simpson made a motion to adjourn. Chris Paulhus seconded the motion. The motion was approved. The meeting adjourned at 5:35 pm.

*Minutes taken by Cynthia van Zelm.*